



Bernadette Avenue, HULL HU4 7PZ

Welcome to

Bernadette Avenue, HULL

GUIDE PRICE £190,000 - £210,000

Well Presented Home In Anlaby Common with - Entrance Hall, Lounge, Dining Room, Kitchen/Diner, 3 Bedrooms, Loft Space, Family Bathroom, Gardens & Garage! Book your viewing now!



Entrance Hall

With double glazed door to the front, understairs cupboard and stairs to the First Floor.

Lounge

With double glazed bay window to the front, gas fire with stone effect surround, radiator and coving to the ceiling.

Dining Room

With radiator, storage cupboard and coving to the ceiling.

Kitchen

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, electric oven, cooker-hood, breakfast bar, space for a fridge freezer, plumbing for an automatic washing machine, cupboard housing central heating boiler, coving to the ceiling, loft access, double glazed window to the rear and double glazed french style doors leading to the Rear Garden.

First Floor

Bedroom 1

With double glazed bay window to the front, radiator and fitted wardrobes.

Bedroom 2

With double glazed window to the rear, radiator, coving to the ceiling and built in wardrobes.

Bedroom 3

With double glazed window to the rear.

Bathroom

Bathroom with bath with mains shower over, low level wc, wash hand basin, chrome effect towel style radiator and double glazed window to the front.

Loft Space

With skylight window, spot light points and eaves storage.

Outside

Front Garden

With wall, path and gravelled area.

Rear Garden

With block paved patio area, lawned area, rear access gate and timber fencing.

Garage

Garage with up and over door.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Welcome to

Bernadette Avenue, HULL

- GUIDE PRICE £190,000 - £210,000
- 3 Bedroom End Of Terrace Home In Anlaby Common
- Lounge, Dining Room & Kitchen/Diner
- Loft Space
- Garage

Tenure: Freehold EPC Rating: E
Council Tax Band: B

Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.

guide price

£190,000 - £210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY111574 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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